LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48865REC16 Price: 251 450 EUR

agency fees included: 7 % TTC to be paid by the buyer (235 000 EUR without fees)

Ideal property for a rental investment or a family project featuring two houses, a swimming pool and a garden







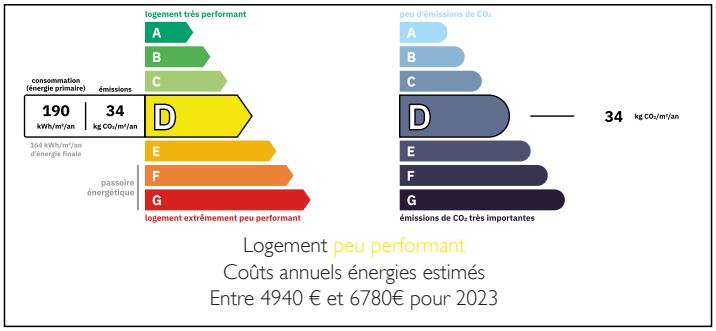








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4940 € et 6780€ pour 2023

INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	9
Bath:	4
Floor:	300 m2
Plot Size:	1214 m2

IN BRIEF

Set in a small rural hamlet, just a few kilometres from Saint-Séverin and all local amenities, come and discover this charming property, full of character and original features, offering a range of possibilities to suit different projects.

The main house, with 264 m² of living space, is a beautiful and spacious family home but with two separate entrances, it could be divided to create a 5-bedroom family home alongside a loft-style apartment of 98 m².

The second house, adjoining the main property, also has plenty of charm and history, with its thick stone walls, traditional doors, pretty kitchen, three bedrooms and a small garden. It would make a great holiday cottage 87 m², offering the opportunity to generate additional rental income.

Opposite the houses, there is private parking and a staircase leading down to a lovely outdoor area designed for relaxation, with a large swimming pool and terraces surrounded by stone walls that keep the warmth of the sun until the end of the day.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

HOUSE 1
Ground Floor

Main Entrance – 3.84 m²: Tiled flooring, staircase.
Kitchen – 26 m²: Tiled flooring, exposed beams, window, fireplace with wood-burning stove, electric hob, extractor hood and utility area.
Living Room – 19 m²: Wooden flooring, two windows, connecting door leading to a bedroom.
Hallway – 17 m²: Wooden flooring, exposed beams.
Bedroom 1 – 17 m²: Wooden flooring, exposed beams, window.
Bedroom 2 – 14 m²: Wooden flooring, window.
Hallway – 8 m²: Tiled flooring, exposed beams.
Bathroom – 6 m²: Tiled flooring, mechanical ventilation (VMC), wooden single-glazed window.
Separate WC – 1.46 m²: Tiled flooring.
Bedroom 3 – 17.43 m²: Wooden flooring, exposed beams, window.
Second Entrance – 5.86 m²: Tiled flooring, door leading onto the covered terrace, staircase leading to the right-hand upper floor.
Storage Room – 16.49 m²: Concrete flooring, fuel oil storage tank.
Boiler Room – 14 m²: Concrete flooring, oil-fired boiler, signs of water ingress.
Terrace 17 m x 4 m: Tiled terrace, partially covered.

Left-Hand Upper Floor
Landing – 2 m²: Wooden flooring.
Bedroom 4 – 12.73 m²: Wooden flooring, exposed beams, fitted cupboards.
Bedroom 5 – 9 m²: Wooden flooring, exposed beams, fitted cupboards.
Shower Room with WC – 4.38 m²: Tiled flooring, mechanical ventilation (VMC).

Right-Hand Upper Floor – accessed via the staircase from the second entrance
Living Room – 73 m²: Wooden flooring, exposed beams, three Velux roof windows with electric shutters, signs of water...